

American Land Title Association

ALTA Settlement Statement - Combined

Adopted 05-01-2015

FileNo./Escrow No.: 16-456

Prominence Title & Escrow, LLC

Print Date & Time: 11/11/2016 @ 4:28 PM

Officer/Escrow Officer: Marlene Benner

605 E. Robinson Street #720

Settlement Location:

Orlando, Florida 32801

605 E. Robinson Street #720

Orlando, Florida 32801

Property Address: 106 Camino Circle, Ormond Beach, Florida 32174

Buyer: Allen G. Hudson and Bonnie L. Hudson

Seller: Arvind Mahendru, Bankruptcy Trustee in the matter of William C. King, Jr. and Tammee King, debtors, United States Bankruptcy Court, Middle District of Florida, Orlando District, Case No. 6:16-bk-04406-RAC

Lender: CASH SALE

Settlement Date: 11/30/2016

Disbursement Date: 11/30/2016

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$134,000.00	Sales Price of Property	\$134,000.00	
		Deposit including earnest money		\$1,200.00
		Title Charges & Escrow / Settlement Charges		
\$745.00		Title - Owner's Coverage Premium (Optional) to Prominence Title & Escrow, LLC		
\$900.00		Title - Settlement Fee to Prominence Title & Escrow, LLC	\$550.00	
\$3.28		Title - Statutory Surcharge Fee to Westcor Land Title Insurance Company		
\$60.00		Title - Title Search Fee to Westcor Land Title Insurance Company		
		Commission		
\$2,680.00		Real Estate Commission (Buyer) to Weichert Realtors Hallmark Properties		
\$5,360.00		Real Estate Commission (Seller) to Century 21 Carioti		
		Government Recording & Transfer Charges		
		Recording Fees to Simplifile	\$10.00	
		E-Recording Fee to Simplifile	\$4.50	
\$938.00		Transfer Taxes - Deed State to Clerk of the Circuit Court		
		Payoff(s)		
\$112,702.21		Lender: Carrington		
		Principal Balance (\$112,702.21)		
		Interest on Payoff Loan ()		

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		Miscellaneous		
\$120.00		\$506(c) Security & Preservation cost to BK Global		
\$999.65		2016 Property Taxes Thru 11/30/16 to Volusia County Tax Collector		
\$9,371.86		Estate Fee to Arvind Mahendru BK Trustee for the Estate of Williams & Tammee King		
\$50.00		HOA Estoppel Fee to Elite Property Research		
\$70.00		Municipal Lien Certificate Fee to Elite Property Research		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$134,000.00	\$134,000.00	Subtotals	\$134,564.50	\$1,200.00
		Due From Buyer	\$133,364.50	
		Due From Seller		

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Prominence Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

Buyer: _____ Seller: _____
Allen G. Hudson Arvind Mahendru BK Trustee for the Estate of William &
Tammee King

Buyer: _____
Bonnie L. Hudson

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Escrow Officer